

Attachment 10 – Zoning By-law 1-88 Table 1

Table 1:

	Zoning By-law 1-88 Standard	C9 Corporate Centre Zone Requirement	Proposed Rezoning and Amendments to the C9 Corporate Centre Zone
a.	Definition – Architectural Features	N/A	Features used to enhance the visual appearance of a building, which may include pilasters, brackets, columns, cornices, balustrades and similar building features attached to the main walls of a building.
b.	Definition – Building Height	Vertical distance between the average elevation of the finished grade at the front of the building and in the case of a flat roof, the highest point of the roof surface - exclusive of accessory roof construction such as a chimney, mechanical room, tower, steeple, elevator, or television antenna.	Shall be measured from Canadian Geodetic Datum measure of 205 m for Blocks 1 and 3, and 204.9 m for Block 2 to the top of the roof exclusive of any accessory roof construction such as chimney, tower, steeple, elevator and stairwell shafts, and mechanical penthouse
c.	Definition – Geodetic Datum	N/A	Elevation position representing the reference point from which to measure building height.
d.	Definition – Gross Floor Area	The aggregate of the floor areas of all storeys of a building, measured to the exterior of the outside walls, but not including the areas of any cellar, or car parking area above or below grade within the building or within a separate structure.	The aggregate of the floor areas of all storeys measured from the outside of the exterior walls, but excluding any basement, attic, mechanical room, electrical room, elevator shaft, escalators refuse chute, vehicle and bicycle parking areas, loading areas located above or below grade.
e.	Landscaping or Landscaped Area	Area comprising of horticultural elements. May include paths, walkways, patios, decorative stonework or other architectural elements designed to enhance the visual amenity of a property. Does not include open storage display areas, parking or loading areas, or areas covered by driveways	May also include areas for short-term bicycle parking

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f.	Permitted Uses	Uses listed in Section 5.10 of Zoning By-law 1-88	Additional permitted uses include: <ul style="list-style-type: none"> • Independent Living Facility • Supportive Living Facility • Long Term Care Facility
g.	Parking Space Dimensions	2.7m x 6.0m	2.7 m x 5.7 m
h.	Minimum Lot Area	5000 m ²	<ul style="list-style-type: none"> • Block 1: 6,800 m² • Block 2: 2,800 m² • Block 3: 4,500 m²
i.	Minimum Lot Frontage	50.0 m	<ul style="list-style-type: none"> • Block 1: 50.0 m • Block 2: 34.0 m • Block 3: 36.0 m
j.	Front Yard Setback	To Residential Uses: 3.0 m	<ul style="list-style-type: none"> • Block 1: 1.2 m • Block 2: 2.1 m • Block 3: 1.4 m
		From planned width of Hwy 7: 3m, provided a canopy may project 2.4 m into the yard	
k.	Minimum Rear Yard Setback	Non-Residential Uses: 3.0m	<ul style="list-style-type: none"> • Block 1: 1.1 m • Block 2: 11.5 m • Block 3: 2.5 m
		Residential Uses: 6.0 m	
l.	Minimum Exterior Side Yard Setback	To Residential Uses: 3.0m	<ul style="list-style-type: none"> • Block 1: 2.0 m • Block 2: 3.5 m • Block 3: 1.2 m
m.	Minimum Interior Side Yard Setback	0.0 m	<ul style="list-style-type: none"> • 1.0 m for Blocks 2 and 3
n.	Encroachments	Sills, Eaves & Gutters, Chimney Pilasters, Cornices Belt Courses, Canopies: 0.5m	Balconies, eaves, cornices, columns, landscape features, stairs and stair enclosures, balustrades, awnings, canopies, architectural features and window washing equipment may encroach a maximum of 1.75 m into any required yard
o.	Density	Residential uses: 67 m ² per unit	<p>Combined total GFA of all uses on Blocks 1, 2 and 3 shall not exceed 166,000 m².</p> <ul style="list-style-type: none"> • Minimum commercial GFA shall be 4,800 m² • Minimum retail GFA shall be 1,700 m²

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p.	Building Setbacks Below Grade	Front and Exterior: 1.8m	0 m
q.	Build-to Zone Requirements	<p>Major Streets to uses:</p> <ul style="list-style-type: none"> • Non-Residential: 0 to 3m • Residential: 3 to 6m • 80% of length of the streetline abutting Hwy 7 <p>Other Streets to uses:</p> <ul style="list-style-type: none"> • Non-Residential: 0 to 3m • Residential: 3 to 6m • 50% of the length of the street line. 	Shall Not Apply
r.	Minimum Parking Requirements	<p>Apartment Dwelling:</p> <ul style="list-style-type: none"> • 1-bedroom: 0.7 / unit • 2-bedroom: 0.9 / unit • 3-bedroom: 1.0 / unit • Visitor: 0.15 / unit <p>Commercial Uses</p> <ul style="list-style-type: none"> • 2.5 per 100 m² GFA <p>Retail</p> <ul style="list-style-type: none"> • 2.5 per 100 m² GFA 	<ul style="list-style-type: none"> • Apartment Dwelling Units: 0.4 spaces per unit • Residential Visitor: 0.15 per unit • Commercial Uses: 0.5 spaces per 100 m² GFA • Retail Uses: 0.7 spaces per 100 m² GFA • Visitor parking spaces may be shared with non-residential spaces in a mixed-use building
s.	Minimum Bicycle Parking Requirements	<ul style="list-style-type: none"> • Residential Long Term: 0.5 spaces per unit • Residential Short Term: 0.1 per unit or 6 spaces. Whichever is greater • Commercial: 0.15 per 100 m² GFA or 6 spaces. Whichever is greater 	<ul style="list-style-type: none"> • Residential Long Term: 0.8 spaces per dwelling unit • Residential Short Term: 0.2 spaces per dwelling unit • Commercial Long-Term: 0.2 spaces per 100 m² GFA • Retail Long-Term: 0.1 spaces per 100 m² GFA • Commercial/Retail Short Term: 0.2 spaces per 100 m² GFA
t.	Minimum Landscaping Requirements	6.0m wide strip required along a street line adjacent to Jane St. or a Collector Road having a planned width of 26 m or greater	Only a 2.0m landscape strip shall be provided abutting Highway 7.
u.	Maximum Dwelling Units	N/A	2,176 across Blocks 1, 2 and 3

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v.	Maximum Building Height	For residential – N/A Non-res – N/A (a “Landmark Location”)	<ul style="list-style-type: none"> • Tower A: 138m (43 storeys) • Tower B: 153m (48 storeys) • Tower C: 116m (34 storeys) • Tower D: 91m (27 storeys) • Tower E: 106m (32 storeys) Architectural features and rooftop mechanical penthouse shall be permitted to project a maximum of 8.0 m above the maximum permitted height.
w.	Minimum Amenity Area	N/A	4.0 m ² per dwelling unit. May be a combination of indoor and/or outdoor
x.	Loading Spaces	2 per block at dimensions of: 3.5m(w) x 9.0m(l) x 4.2m(h)	<ul style="list-style-type: none"> • Block 1: One (1) Type ‘B’ and one (1) Type ‘D/B’ • Block 2: One (1) Type ‘B’ and one (1) Type ‘D/B’ • Block 3: One (1) Type ‘C’ and one (1) Type ‘D/B’ • Minimum Loading Space Dimensions are as follows (Width x Length x Vertical Clearance): <ul style="list-style-type: none"> • Type B: 3.5 m x 11.0 m x 4.0 m • Type C: 3.5 m x 6.0 m x 3.0 m • Type D: 4.0 m x 13.0 m x 6.1 m
y.	One-Lot Provision	N/A	Blocks 1 and 3, individually, are deemed one lot, regardless of the number of buildings constructed thereon, the creation of separate units and/or lots by way of plan of condominium, or other permissions, and any easements or registrations that are granted.

Minor modifications may be made to the zoning exceptions identified in Table 1 prior to the enactment of an implementing Zoning By-law, as required, should the Applications be approved.